



city of greenville

APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476
planning@greenvillesc.gov

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

	APPLICANT	PROPERTY OWNER
*Name:	Harry Clayton	Clayton Goddard LLC
*Title:	Manager	
*Address:	121 Venture Blvd Ste A	121 Venture Blvd, Suite A
*State:	Spartanburg, SC 29306	Spartanburg, SC
*Zip:	29306	29306
*Phone:	864-576-1901	
*Email:	hclayton@claytonconstruction.net	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-01610

*TOTAL ACREAGE TO BE ANNEXED 2.5

*CURRENT ZONING DESIGNATION (County) Sts Service District

*PROPOSED ZONING DESIGNATION (City) G3, Regional commercial district

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

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INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenvillesc.gov to schedule an appointment.
2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Please refer to **Section 19-1.9, Annexations** for additional information.
6. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.
Upon planning commission recommendation, the application item will be scheduled for city council hearing.
The Neighborhood meeting shall be setup by staff prior to the Planning Commission meeting and will invite the applicant to attend to meet the requirements of Section 19-2.2.4, neighborhood meetings
7. **Please verify that all required information is reflected on the application, and submit one (1) electronic or hard version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

[Signature]
1-27-22

***APPLICANT SIGNATURE**

DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	<u>[Signature]</u>
Date	<u>1-27-22</u>
Property Owner/Authorized Agent	<u>[Signature]</u>
Date	<u>1-27-22</u>

APPLICATION REQUIREMENTS CHECKLIST



A completed application form.

Annexation petition signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.

IMPORTANT NOTE:

Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.




CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 533 Woodruff Road (address) and consisting of approximately 2.5 acres located on 1 parcel (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Claycon Goddard LLC	533 Woodruff Road/ 026 000-01-01610		1-27-22




CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, W Harry Clayton, have this 27th day of January, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

026000-01-01610


Signature

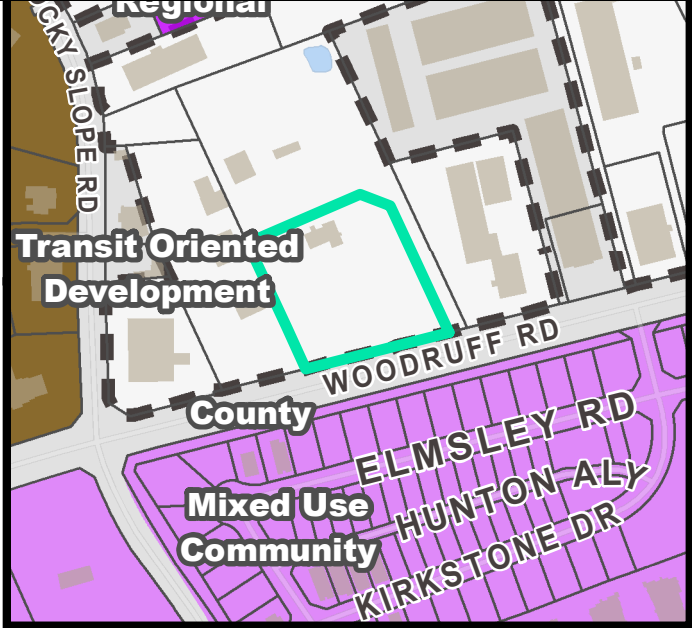
AERIAL VIEW



CURRENT ZONING



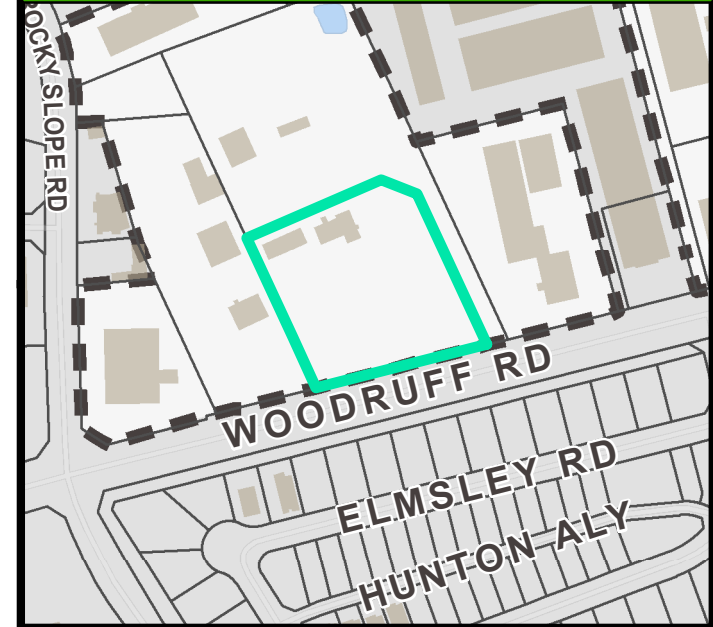
FUTURE LAND USE



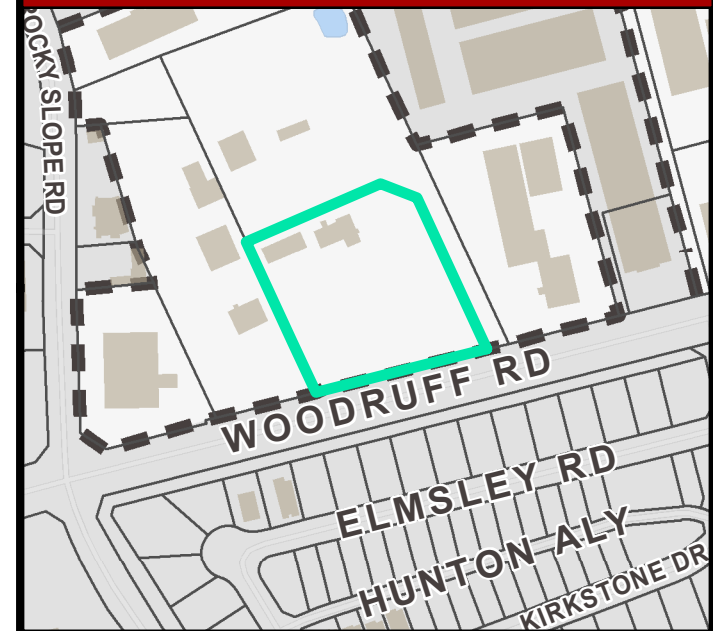
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



**UNINCORPORATED
GREENVILLE COUNTY**

0260000107300

0260000101607

0260000101606

0260000101612

0260000101600

REAL PROPERTY:
106,093.105 SQFT
2.436 ACRES

0260000101610

0259000100200

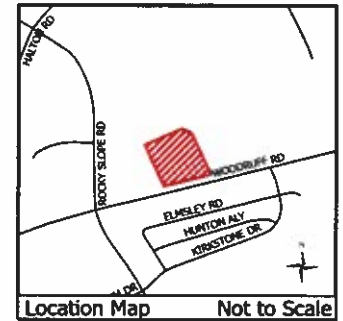
WOODRUFF RD

**CITY OF
GREENVILLE**

ELMSLEY RD

0262090103200

0262000100800



ANNEXATION MAP
for
533 Woodruff Road
Tax Map No.
0260000101610
into the
City of Greenville

- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:
106,093.105 Sq.Ft.
Total Acreage of Annexation:
2.436 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-3-2022**



Feet

0 100 200

This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC.

Tracie B. Lawless
City Attorney 7.7.22 Date

EXHIBIT A

THE PROPERTY

ALL that piece, parcel or tract lot of land with all buildings and improvements situate, lying and being in Greenville County, South Carolina, on the northern side of Woodruff Road (SC Highway 146) being shown as 2.50 acres on a Plat of the property of Metromont Materials recorded in the RMC Office for Greenville County, South Carolina in Plat Book 11F, Page 3, and having according to a survey for Family Enterprises made by Freeland-Clinkscales & Associates, Inc., Engineers, dated July 10, 1991, the following metes and bounds to-wit:

BEGINNING at a rebar on the northern side of Woodruff Road at the corner of property now or formerly owned by Charles and Barbara Carter and running thence with the line of said property N 24-28 W 318 feet to an iron pin; thence along the line of property now formerly owned by Metromont Materials N 67-04 E 272 feet to an iron pin; thence continuing with said line S 68-43 E 71.65 feet to an iron pin; thence continuing with said line S 24-30 E 317.55 feet to an iron pin on the northern side of the right-of-way of Woodruff Road; thence with the northern side of the right-of-way of Woodruff Road S 75-46 W 327.3 feet to the point of beginning.

LESS AND EXCEPT ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN THAT CERTAIN Title to Real Estate (right-of-way purposes) from Family Enterprises, a South Carolina General Partnership to South Carolina Department of Transportation, dated February 5, 2002, filed for record June 4, 2022 at 9:00 a.m., recorded in Book 1997, Page 308, aforesaid Records.

This being the same property as conveyed by that certain Deed from Family Enterprises (a South Carolina General Partnership) to E.L.P. LLC, dated October 14, 2004, filed for record November 18, 2004, at 3:12 P.M., recorded in Book 2117, Page 1992 in the Register of Deeds office for Greenville County, South Carolina.

TMS # 026000101610.

HAULTON ROAD
CRACKY
WATERED
IN 1980
N 63-45W 75.0
- CHRISTINE JONES -

- AMERICAN ALUMINUM FORDY -

- EDGAR & BESSIE ATKINS -

N 68-06E 101.9
188.2

N 70-21E
363.0

227.2
S 84-31E

- 3.94 AC -

EXISTING BLOCS

58.5
58.5

55.2
24.6

50.6

- C.D. & MARGA BISHOP -

- CHARLES & BARBARA CARTER -

- 6.44 AC -
TOT.

N 67-09E
272.0

- 2.50 AC -

733.7

- S 24-30E

S 68-43E
171.65

317.55
- S 24-30E

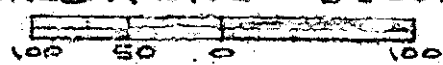
N 63-45W 75.0
475 TO
LALLTON ROAD

368.0
327.3

WOODRUFF
WATER

ROAD (S.C. HWY 146)

SURVEY FOR
METROMONT MATERIALS
NEAR GREENVILLE, GREENVILLE COUNTY, S.C.
SCALE: 1"=100' 5 JULY 1984
REV 12 NOV 1984



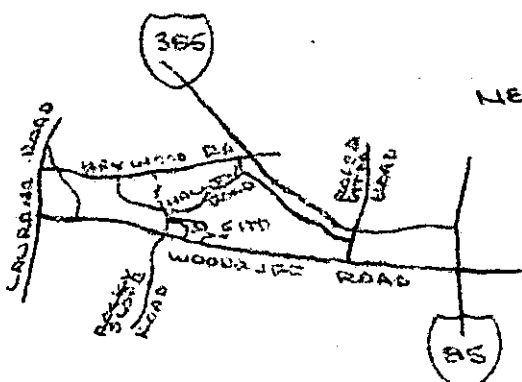
I Certify that the Ratio Of Precision Of The Field survey
is 1/7000+ As Shown Hereon And That The Area
Determined By D.M.D. Method Or Area Calculations.

R. B. [Signature]
RCS # 1952

CAROLINA SURVEYING CO.
112 MAINLY ST.
GREENVILLE, S.C.

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY SUBDIVISION REGULATIONS.
1.12.1985
[Signature]
Chairman, Secretary, or Director of
Planning.
Greenville County Planning Commission

FILED
GREENVILLE CO. S.C.
JAN 7 4 40 PM '85
DONNIE S. TANKERSLEY
R.M.C.



LOCATION MAP
NO SCALE

11-F-3 20211

2 JA 7 85 441

5.0001

276-18

260-1-16.6 & 260-1-73

73806

533 Woodruff Road Neighborhood Meeting

February 8, 2022 at 6:00 – 6:30 PM

Attendance:

Austin Rutherford – City staff

John Hamlett – City staff

Max Clayton – 535 Woodruff Road

Jim Sweet – No address provided.

Lavette Wright – Stenhouse Drive, hwright7013@bellsouth.net

Notes:

Why does it require a rezoning? - Annexing into City requires rezoning.